



"The City With a Heart"

Jim Ruane, Mayor
Rico E. Medina, Vice Mayor
Ken Ibarra, Councilmember
Irene O'Connell, Councilmember
Michael Salazar, Councilmember

MINUTES – SPECIAL MEETING – AMENDED 2/5/14

SAN BRUNO CITY COUNCIL

February 6, 2014

6:00 p.m.

Meeting Location: City Hall, 567 El Camino Real, Room 115, San Bruno, CA

1. CALL TO ORDER: THIS IS TO CERTIFY THAT the San Bruno City Council met on February 6, 2014 at San Bruno's City Hall, 567 El Camino Real, Room 115, San Bruno, CA. The meeting was called to order at 6:00 p.m.

2. ROLL CALL/PLEDGE OF ALLEGIANCE:

Presiding was Mayor Ruane, Vice Mayor Medina and Council Members Ibarra, O'Connell and Salazar. Recording by City Clerk Bonner.

3. ANNOUNCEMENTS: None.

4. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: None.

4. CONDUCT OF BUSINESS:

a. Adopt Resolution Approving Findings of Necessity and Need for Amendments, Deletions and Additions to the 2013 Building and Fire Code Ordinances.

Community Services Director Woltering gave an overview of the staff report. **Deputy Fire Chief Downing** and **Battalion Chief/Fire Marshall Allan** gave an overview of the staff report. Clarification was made that this resolution was to complete previous presentations made at the January 28, 2014 meeting.

Councilmember Salazar asked about the estimated cost of \$5,000 to \$7,000. and if it is comparable in the industry? **Allan** said that is typically where they are running for a single and multi-story buildings of two or less.

Councilmember Salazar asked about the 70% threshold for requiring a full house sprinkler system, he said these costs are assuming there is a completely open shell for running the plumbing. **Allan** said it depends on construction type and the 70% number was picked because they want to minimally impact residents. **Councilmember Salazar** said he believed the 70% was subjective and he wondered if there wasn't a better measure. **Allan** said it was extremely rare that there would be any substantial walls remaining. He said these are the homes where you ask yourself why the home wasn't knocked down in the beginning. Typically they are shells and lots of times there are no roofs. He said they felt 50% was too restrictive.

Councilmember Salazar asked if the water pressure is adequate to support the supply for a fire sprinkler. **Allan** said they use a two-head count to control a fire in a residence, approximately 30 gallons per minute. Most areas within the City are capable of producing that amount of water. **Downing** said it is the building code that governs the increase in water.

Councilmember Salazar asked how many qualified water sprinkler fitters are in the area. **Allan** said it is not that competitive and there are quite a few.

Councilmember Ibarra asked what is the ordinance now on water sprinklers, other than new construction. **Allan** and **Downing** said no retro-fit.

Councilmember Ibarra asked why the building code adoptions only take place every few years rather than every year. Can't an amendment be done at any time? **Downing** said the code adoption process is every three years and that is when they are allowed to open up the ordinances to be adopted.

Councilmember Ibarra wanted to direct the conversation into saving lives and safety and at the previous Council meeting he was told this would affect five to ten homes in a given year. He said \$5,000 to \$7,000 on a project could be very challenging. He said there are old apartment/multi-residential buildings that may never get a retrofit. **Allen** said there is already an ordinance that addressed commercial and multi-residential that has already been adopted when a building is over 7500 square feet. **Chief Ladas** said this item was brought forward because it was thought to be in the best interest of the community. **Councilmember Ibarra** said if we really wanted to save lives, why a 50% improvement isn't being suggested.

Councilmember Ibarra asked how many residents in this town don't have smoke detectors. **Downing** and **Allan** shared their outreach efforts to make sure every resident knows of smoke detector necessity as well as availability.

Councilmember Ibarra's commented on the mandate that plumbing fixtures need to be replaced by the year 2017, per the California Green Building Code. He said he didn't know why this was so important when comparing water conservation with life safety. He said if we really want to get to safety, he could not approve 70%. **Downing** said the 70% was brought in because they felt it was a sensitive subject to San Bruno's Council and they wanted to be a little bit more conservative. He said this is a life safety addition to the resident's homes and it puts us in line with our neighbors in the County. **Allen** said they were trying to come up with the best compromise that will capture the most homes possible, minimally impacting those it does capture.

Councilmember O'Connell said any building renovations that are done, the building inspectors come out and check every single room for the smoke detectors as well as the carbon monoxide detectors. She said we are making progress.

Councilmember O'Connell introduced the resolution for adoption, **Mayor Ruane** and **Councilmember O'Connell** voted yes, **Vice Mayor Medina** and **Councilmembers Ibarra and Salazar** voted no.

Councilmember Salazar commended staff for their work and the collaboration between the Fire and Building Departments. He said he would like to see a stronger focus on prevention. What can really be done to stop these fires from happening?

Councilmember Ibarra said he was in favor of an outreach as referenced in the staff report. He said he believed it is about saving lives.

Mayor Ruane asked the no votes if 70% was the issue.

Councilmember Salazar said he did not believe throwing a percentage out addressed all the scenarios. He agreed in an outreach program. He also said there needed to be more of an assessment of each project.

Councilmember Ibarra asked if there was an insurance benefit. **Downing** said about 10%

City Attorney Zafferano suggested the resolution be introduced with the exception of the fire sprinkler portion so the entire matter can move forward at the next meeting.

Councilmember Salazar asked for clarification of what will be remaining. **Woltering** said the staff report from the January 28 meeting for both areas, the Building Area Division, there is a listing of the carryover of local amendments from the last code adoption that would carry over. In addition, the Fire Department staff has listed a number of code amendments that would go into the Fire code. They are listed on Pages 4, 5 and 7.

Councilmember Medina thanked staff for their thoughtful answers. He felt there could be more done and asked if there was a different angle to go about this.

Mayor Ruane said it establishes a benchmark and it is a big start. He asked this to be brought back in the near future with more suggestions. He said it opens the door. He said this needs to come back.

Vice Mayor Medina said if things can be looked at, outreach and real value.

Councilmember O'Connell said the sprinkler system is a start.

Fire Chief Ladas said they would get back to Council with all their questions.

Councilmember O'Connell introduced the resolution in its entirety with the exception of the fire sprinkler and passed with a unanimous vote.

b. Adopt Resolution Waiving the Competitive Bidding Process and Authorizing the City Manager to Execute a Contract with Eaton Pumps Sales and Services for Emergency Repair to the Forest Lane Well in the Amount of \$35,948 and Authorizing a Construction Contingency of \$3,600.

Vice Mayor Medina recused himself from Item 4.b. because of his proximity of 500 feet to the subject matter.

City Attorney Zafferano said this item needs a 4/5 vote (because one member recused himself) and the following item (4.c.) needs a unanimous vote to waive the competitive bidding process because there is an emergency in this particular situation. He said there is a significant time and expense to go through the public bidding process which can be a bare minimum of about 45 days. He said they are working on a program, which is allowed by State law to streamline competitive bidding process for projects under \$175,000. This should come back to Council some time later in the year. Those projects would all still be subject to Council approval.

Deputy Public Works Director Burch gave an overview of the staff report and asked for questions.

Councilmember Salazar asked if we were being too lax with the term "emergency." **Public Services Director Fabry** said the City has the ability to purchase more water. What makes this situation more sensitive right now is the emergency state-wide drought situation and it puts the City at a higher risk if the resources are not available. **City Attorney Zafferano** said the State Law includes necessary to mitigate the loss or repair of property.

Councilmember Salazar said if this was to go out to bid, would this contractor be competitive. **Burch** said they are very reputable.

Councilmember Ibarra asked if the motor was being repaired or is the City getting a new motor? **Fabry** said it is a new motor and the price includes installation.

Councilmember O'Connell introduced the resolution for adoption and passed with a unanimous vote. Vice Mayor Medina recused.

c. Adopt Resolution Waiving the Competitive Bidding Process and Authorizing the City Manager to Execute a Contract with Corby Gould Pools, Inc. for Emergency Replacement of the Swimming Pool Plumbing in the Amount of \$70,500 and Authorizing a Construction Contingency of \$9,500.

Community Services Superintendent Brewer gave an overview of the staff report and asked for questions.

Councilmember Salazar asked for clarification of an emergency. **Brewer** said they knew the leaks were there, but they were waiting for the CIP to be approved. In the meantime, the surge tank which controls the levels and chemicals in the pool began to leak. They had to stop using the tank and when they did the other leaks became more evident.

Councilmember Salazar said there have been a number of leaks over the past few years and he asked at what point do we say we are throwing good money after bad. **Interim Community Services Director Burns** said Council in the CIP had approved replacing the plumbing and they believe the pool is in sound condition.

Councilmember Ibarra asked if there is a guarantee. **Burns** said there are three components to the pool. The shell itself, the plumbing system and then the equipment. Through this project all of the plumbing, exchanging water from the pool would be replaced and warranted. So if there were leaks, there would be a mechanism for replacing it. She said at this time they don't believe there is a problem with the equipment causing the leaking.

Vice Mayor Medina said when he was on the Park and Recreation Commission they did a survey and went out to see what it would cost to replace the pool and the estimate was \$4.5 million. He asked if the leaks were throughout the whole system. **Burns** concurred. **Vice Mayor Medina** said when he was on the Commission, they had problems and were putting Band-Aids on this type of situation that needed to be corrected. He was concerned we will find more when repairing. **Brewer** said there is a company that maintains the pool year-round and they are reasonably certain that the pool is structurally sound.

Councilmember O'Connell introduced the resolution for adoption and passed with a unanimous vote.

d. Receive Report and Provide Direction Regarding Development of Plans for the Celebration of the City's First 100 Years of Incorporation and December 23, 2014 Centennial.

Interim Community Services Director Burns gave an overview of the staff report. She suggested a day in the park in July or August with a barbeque and pool party. She said she was able to secure Skyline College for Saturday, December 6 as a place holder for the Gala Celebration. Additionally there are a number of standing events listed throughout the year as well as suggestions for additional events and mementos. Artichoke Joe's donated \$50,000 and with the \$30,000 so far budgeted and an additional \$10,000 in 2014-15 operating budget, potentially grow to \$90,000. She asked for direction from Council.

Councilmember Salazar asked if downtown will have banners or flags. **Mayor Ruane** said that has been discussed. He said they wanted to have three major type events during the year, the Posy Parade, a very affordable barbeque and a gala event with a lot of small stuff interspersed.

Vice Mayor Medina said he wanted to be careful on the merchandise because at the 75th anniversary there was material still being handed out five years later. He suggested the option of sponsorships to make things affordable. He attended a Lions' meeting and they are very excited to be part of the celebration. He suggested instead of a baseball game at the end of the parade, another event could take place to keep people around.

Mayor Ruane said the Chamber is really expanding and would very much like to participate. He said they (himself and Vice Mayor Medina who are heading up the Centennial committee) are looking for general guidance and appreciate any input.

Councilmember O'Connell said the schedule was great and it is wonderful Artichoke Joe's was so generous and the other sponsors will help keep the costs down. She said the more we can involve the youth, the better. She said banners are great and shared a coin she had from 1946.

Councilmember Ibarra said the Lions' Club is very restrictive to change and not everyone is in favor of moving the baseball game. He suggested maybe the parade can be extended to the upper field of the Park. He asked if there will be a book. **Burns** said they are looking at a magazine that is published by the History Museum. **Councilmember Ibarra** was in favor of a smaller hardbound book. He asked if there will be a temporary special area where everything will be to see the memorabilia throughout the year. **Burns** said they are looking at a card that would tell the various locations in the City of historic value.

Councilmember O'Connell asked if there was a library/computer project. **Assistant Community Services Director Alita** shared a grant the Library received to do a three-component project. The first is to take the Library's images and other data about San Bruno and create a digital time-line where people can go on line and see all the major events that happened during each decade; the second is to work with Cable to create both audio and video interviews with residents; the third is a mixture of lectures about San Bruno history, some children's programming to introduce today's San Bruno youth to what it was like to be a youth 100 years ago. **Mayor Ruane** added there were teachers at Capuchino who would like to work on these projects.

Vice Mayor Medina said some of the folks they met with were not in favor of a book. He said going forward, it is really about what will be playing in the future.

14. ADJOURNMENT:

Mayor Ruane closed the meeting at 7:47 p.m. The next regular City Council Meeting will be held on February 11, 2014 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Respectfully submitted for approval
at the City Council Meeting of
February 25, 2014

Carol Bonner, City Clerk

Jim Ruane, Mayor